184.0	0007	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	662,900 / 662,900
					USE VALUE:	662,900 / 662,900
					ASSESSED:	662,900 / 662,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		VIRGINIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	QIAO LEI
Owner 2:	YIN YAN
Owner 3:	
Street 1:	15 VIRGINIA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DEVITA ROSEMARY H -
Owner 2:	-
Street 1:	15 VIRGINIA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,118 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Vinyl Exterior and 1296 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6118.000	240,400		422,500	662,900
Total Card	0.140	240,400		422,500	662,900
Total Parcel	0.140	240,400		422,500	662,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 511.50 | /Parcel: 511.5

Legal Description

User Acct 124065

GIS Ref

GIS Ref

Insp Date 07/11/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 184.0-0007-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	240,400	0	6,118.	422,500	662,900	662,900	Year End Roll	12/18/2019
2019	101	FV	207,700	0	6,118.	422,500	630,200	630,200	Year End Roll	1/3/2019
2018	101	FV	209,700	0	6,118.	356,100	565,800	565,800	Year End Roll	12/20/2017
2017	101	FV	209,700	0	6,118.	325,900	535,600	535,600	Year End Roll	1/3/2017
2016	101	FV	209,700	0	6,118.	277,600	487,300	487,300	Year End	1/4/2016
2015	101	FV	196,700	0	6,118.	241,400	438,100	438,100	Year End Roll	12/11/2014
2014	101	FV	196,700	0	6,118.	223,300	420,000	420,000	Year End Roll	12/16/2013
2013	101	FV	196,700	0	6,118.	212,400	409,100	409,100		12/13/2012

!14336!

PRINT

Date	Time
12/11/20	04:11:50

LAST REV

Date	Time
08/08/18	15:14:11

apro

14336

USER DEFINED

Prior Id # 1:	124065
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEVITA ROSEMARY	69508-344		6/27/2017		658,000	No	No		
ARDITO DORIS /D	35518-183		5/22/2002		347,500	No	No		
ARDITO DORIS V	34848-254		2/19/2002	Family		No	No		
	9383-272		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/4/2015	432	Insulate	6,144					
10/3/2006	839	Redo Kit	15,000	C		G8	GR FY08	siding /windows
6/18/2002	463	Wood Dec	2,000	O		G4	GR FY04	10X16 WOOD DECK
5/6/1997	223	Re-Roof	4,500					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
7/11/2018	Meas/Inspect	CC	Chris C
1/29/2018	SQ Returned	MM	Mary M
10/23/2008	Meas/Inspect	163	PATRIOT
9/17/2002	MLS	MM	Mary M
4/17/2000	Inspected	276	PATRIOT
1/4/2000	Mailer Sent		
12/29/1999	Measured	263	PATRIOT
3/3/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6118		Sq. Ft.	Site		0	70.	0.99	7									422,478						422,500	

Total AC/HA: 0.14045 | Total SF/SM: 6118 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 422,478 | Spl Credit | Total: 422,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	295387
Depreciation:	54942
Depreciated Total:	240445

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5			BRs: 2				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

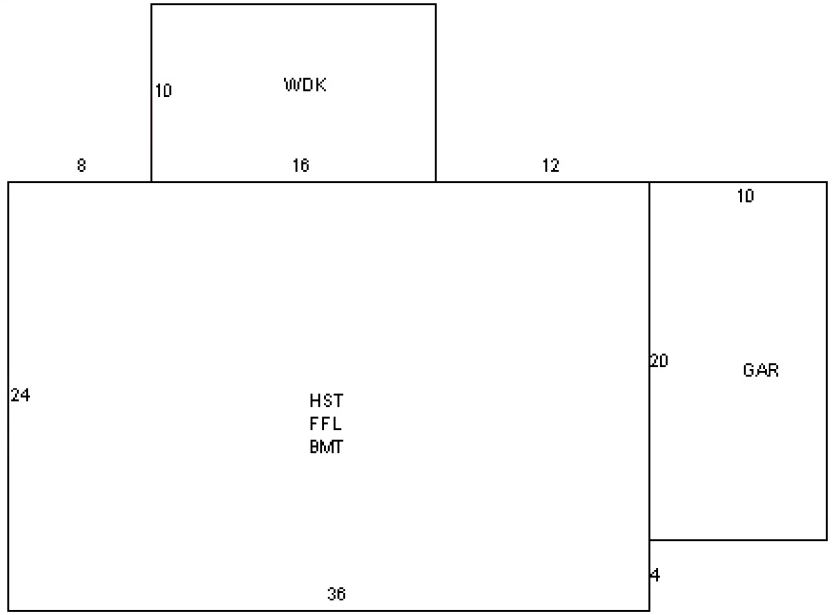
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	141.74
Special Features:	0	Val/Su Net:	95.40
Final Total:	240400	Val/Su SzAd	185.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	42.520	36,738
FFL	First Floor	864	141.740	122,460
HST	Half Story	432	141.740	61,230
GAR	Garage	200	27.500	5,499
WDK	Deck	160	12.250	1,960

Net Sketched Area:	2,520		Total:	227,887	
Size Ad	1296	Gross Are	2952	FinArea	1296

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

184.0-0007-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: